

Washoe County Board of Adjustment



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COMMUNITY  
SERVICES DEPARTMENT

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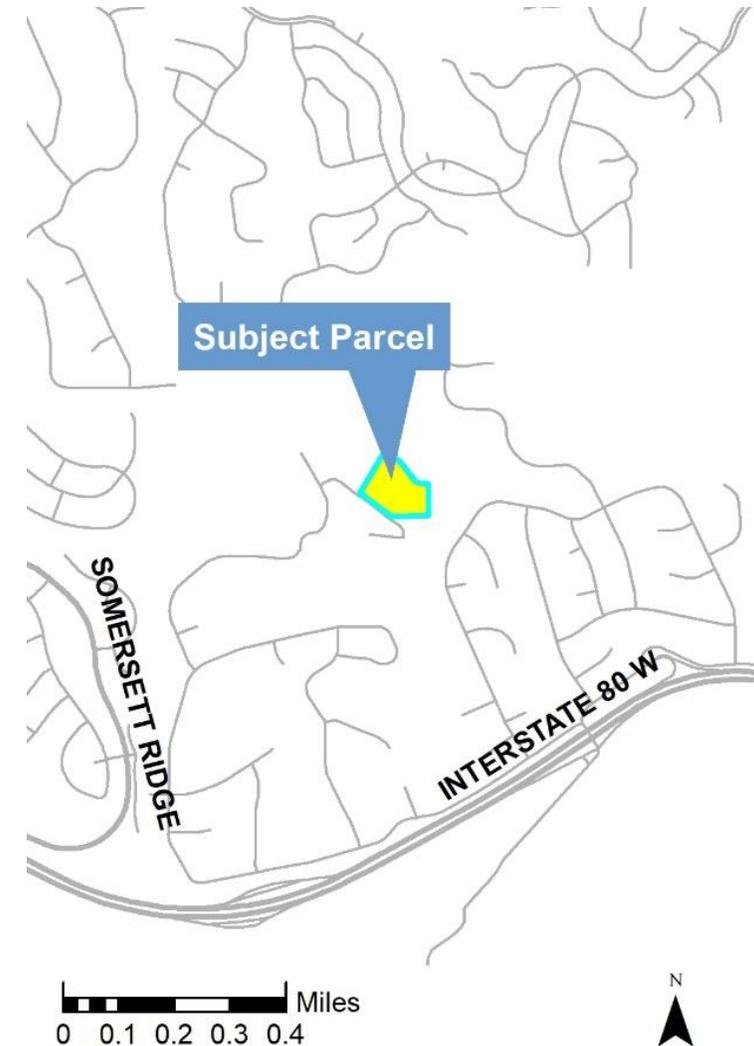
# WSUP23-0006 (53 Mule Deer Court)

April 6, 2023

# Vicinity Map



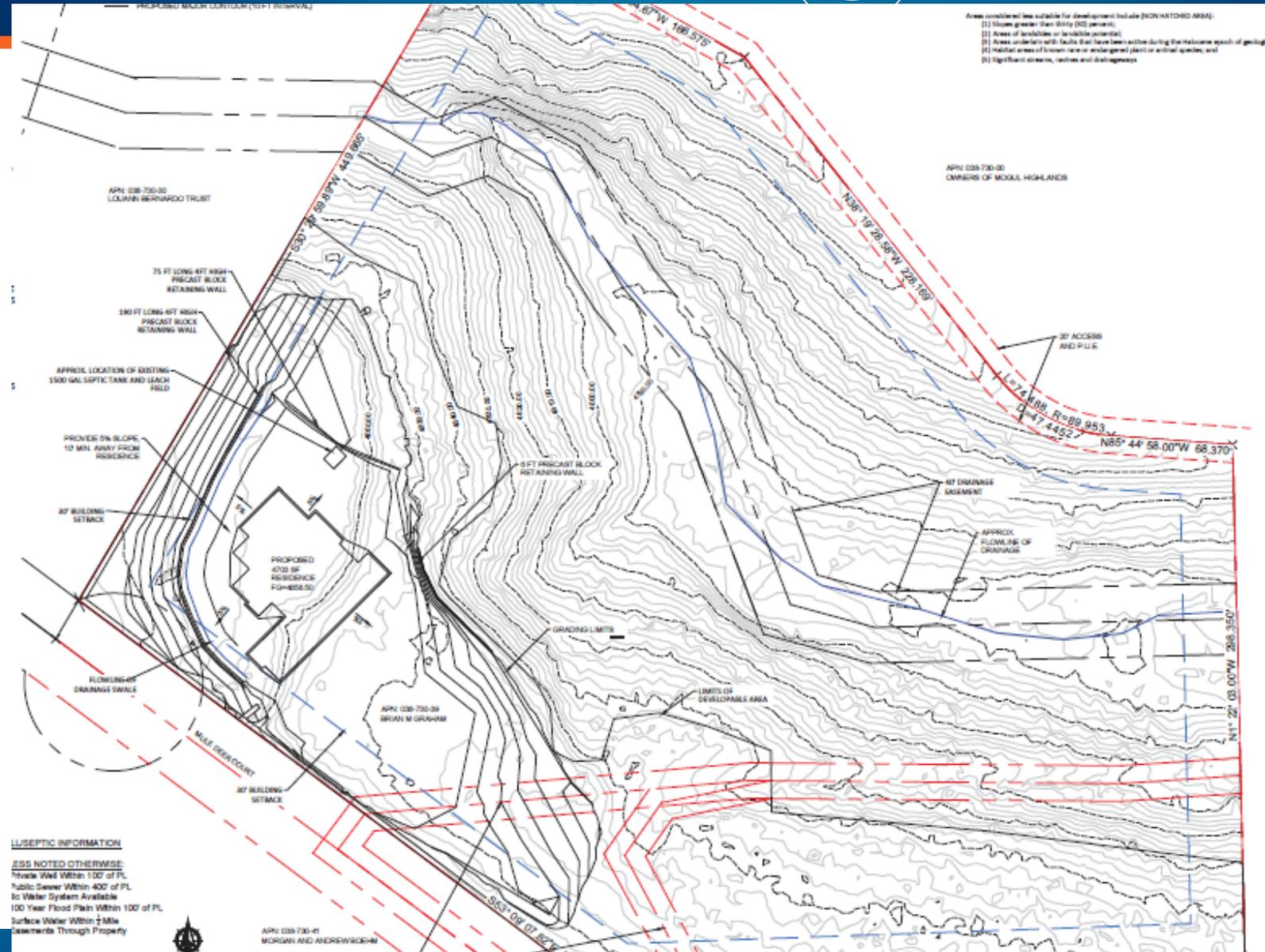
- Verdi Area Plan
- 18% Low Density Suburban (LDS) and 82% General Rural (GR)
- 5.69 Acre Parcel
- Surrounding parcels are of 1 to 1.5 acres in size and are either vacant or developed with single-family dwellings and accessory structures
- Accessed through Mule Deer Drive, a private road



# Request



- Major grading to address unpermitted grading, and to allow for grading for a single family residence
- Applicant is also proposing to modify standards.
- Goal is to bring the subject property back into compliance.



# Request

- Volume and Area triggered for grading on slopes of 15% or greater
  - 1,000 CY of Cut/Fill and greater than ½ acre of disturbance
- 4,677 CY of Cut
- 3,862 CY of Fill
- 815 CY of Export
- 1.01 Acres of Disturbance (44,033 SF)
- The request also addresses the unpermitted grading with estimates of 12,000 CY of unpermitted imported fill.
- The applicant intends to reuse much of the illegal import elsewhere on property and the 815cy of export is largely attributed to concrete, rebar, the foundation, and other materials dumped on site.

# Request to modify standard

- **110.438.45(c)** – This section of code identifies that “finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director’s modification of standards by the Director of Community Development upon recommendation by the County Engineer.”
- Max cut is 12.5 feet

The requested modification is largely due to the unpermitted fill that was placed on site. Staff is supportive of the requested modification.

- The applicant is requesting a 4 year approval time frame over the normal 2 years.

# Complaint History

- **AE-16-0075:** AE-16-0075 is the primary case file (Exhibit C) regarding the unpermitted activity on the subject site. A stop activity order was issued based on several calls from citizens. The unpermitted grading created slopes greater than 3:1, which is prohibited under Washoe County Code.
- **WCMP20-00979:** On July 15, 2020 the City of Reno submitted a complaint to Washoe County stating that the property has considerable junk and debris and that the property appears to be a dumping ground.
- **WCMP20-01767:** On October 10, 2020 an anonymous complaint was made stating the property owner is running a commercial business from the property, and that dump trucks full of debris, clippings, and building material are moved in and out of the property on a regular basis.

# Complaint History



- **WCMP20-01804:** On October 27, 2020 a resident reported that the property was being used for illegal dumping of waste and construction debris.
- **WCMP21-00320:** On March 31, 2021 a resident reported that the subject site had been graded without a permit.
- **WVIO-ENG21-0005:** An Engineering violation was created as part of the March 31, 2021 complaint for unpermitted grading.

## Verdi Area Plan Policy V.27.13

**V.27.13** The approval of all Special Use Permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts.

The proposed major grading SUP is not expected to negatively impact the neighboring property owners nor community character of the Verdi Area Plan. The proposed grading is to accommodate a custom home on the existing parcel and to address previous unpermitted grading. The proposal was reviewed by the Health District (Environmental Health and Air Quality) and Engineering and appropriate conditions were provided as part of the request.

# Possible Motion

**Approval with Conditions:** Motion can be found on Page 9 of Staff Report

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0006 for Brian Graham, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, and Verdi Area Plan Policy V 27.13

# Thank you

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